175.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	562,400 / 562,400
					USE VALUE:	562,400 / 562,400
					ASSESSED:	562,400 / 562,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	D ONOFRIO JANET M/TRUSTEE
Owner 2:	D ONOFRIO REVOCABLE TRUST
Owner 3:	
Street 1:	40 RUBLEE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONOFRIO ANTHONY B--ETAL -
Owner 2:	DONOFRIO JANET M -
Street 1:	40 RUBLEE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,386 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4386.000	176,300		386,100	562,400
Total Card	0.101	176,300		386,100	562,400
Total Parcel	0.101	176,300		386,100	562,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.45 | /Parcel: 418.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 117368
GIS Ref:
GIS Ref:
Insp Date: 07/02/18

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	176,300	0	4,386.	386,100	562,400	562,400	Year End Roll	12/18/2019
2019	101	FV	166,900	0	4,386.	380,600	547,500	547,500	Year End Roll	1/3/2019
2018	101	FV	166,900	0	4,386.	292,300	459,200	459,200	Year End Roll	12/20/2017
2017	101	FV	166,900	0	4,386.	275,800	442,700	442,700	Year End Roll	1/3/2017
2016	101	FV	166,900	0	4,386.	253,700	420,600	420,600	Year End	1/4/2016
2015	101	FV	155,800	0	4,386.	237,200	393,000	393,000	Year End Roll	12/11/2014
2014	101	FV	155,800	0	4,386.	218,400	374,200	374,200	Year End Roll	12/16/2013
2013	101	FV	155,800	0	4,386.	218,400	374,200	374,200		12/13/2012

!13658!

PRINT

Date	Time
12/11/20	03:35:00

LAST REV

Date	Time
07/30/18	12:11:36

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13658

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONOFRIO ANTHON	61505-66		3/29/2013	Convenience	1	No	No		
	15134-31		7/1/1983		77,500	No	No		Y

USER DEFINED

Prior Id # 1:	117368
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	Meas/Inspect	DGM	D Mann
6/29/2018	MEAS&NOTICE	BS	Barbara S
3/13/2009	Inspected	372	PATRIOT
12/10/2008	Measured	336	PATRIOT
12/14/1999	Meas/Inspect	256	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4386		Sq. Ft.	Site		0	70.	1.26	6									386,105						386,100	

Total AC/HA: 0.10069 | Total SF/SM: 4386 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,105 | Spl Credit | Total: 386,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	255548
Depreciation:	79220
Depreciated Total:	176328

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

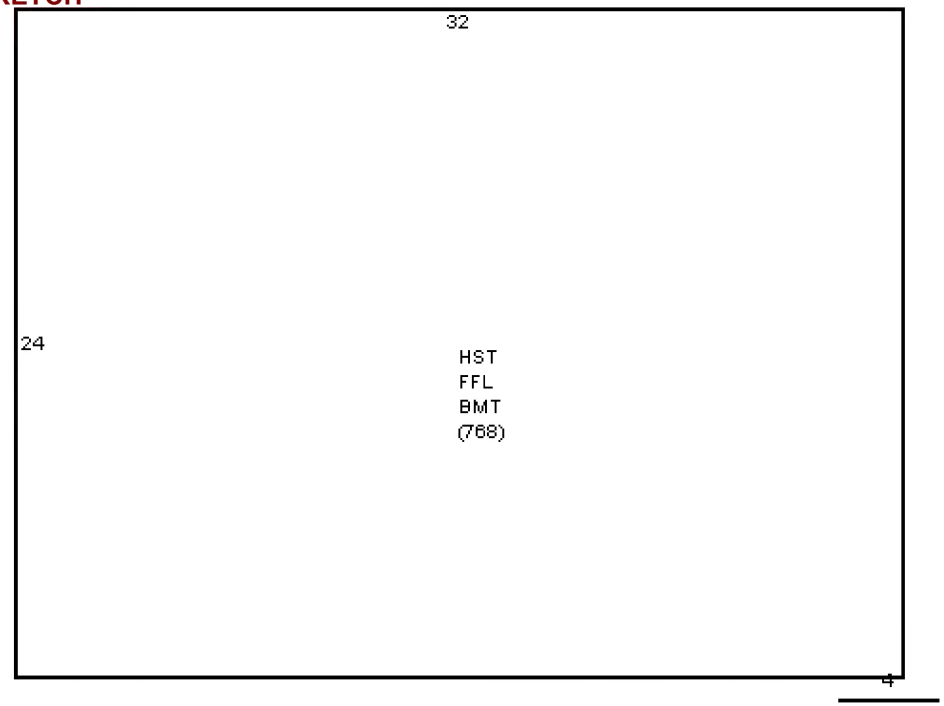
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	91.82
Final Total:	176300	Val/Su SzAd	153.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	45.920	35,268
FFL	First Floor	768	141.740	108,853
HST	Half Story	384	141.740	54,427
	Net Sketched Area:	1,920	Total:	198,548
Size Ad	1152	Gross Are	2304	FinArea 1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

175.0-0004-0017.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc